

Planning Commission

The regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Wednesday, October 5, 2011, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
Lori Uber-Zak, Vice-Chairman
Miguel Rojas
John Lenart

Commissioners Absent: Carolyn Palmieri

Staff Present: Konrad Bolowich, Director
Allan Penaflorida, Assistant Planner
Richard Holdaway, City Attorney

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Chairman.

Continued Items

PC-11-38 - Tentative Parcel Map (TPM) No. 10-205 and Conditional Use Permit (CUP) No. 10-203 The project applicant is proposing to subdivide an existing 7.7 acre parcel into seven individual lots to construct a new neighborhood business center. The proposed project includes a total of 73,000 square feet of building area divided into four separate pads. The single-story commercial buildings will access from both Barton Road and Mountain View Avenue. On site improvements will include 369 parking spaces, and the associated landscaping and lighting facilities. The project is located at 25701 Barton Road in a Neighborhood Business (C-1) Zone

Director Bolowich stated that the applicant continues to work on design aspects and environmental compliance issues and has requested a continuance to the next meeting of the Planning Commission on November 2, 2011.

Motion by Nichols, seconded by Uber-Zak and carried to continue Tentative Parcel Map (TPM) No. 10-205 and Conditional Use Permit (CUP) No. 10-203 to November 2, 2011. Palmieri absent.

PC-11-39 – CONDITIONAL USE PERMIT (CUP) NO. 11-84 - (PUBLIC HEARING) – A request to construct a 65 foot high, wireless cell tower and to install related ground equipment on a 900 square foot lease area on the south side of an existing storage facility, which is located at 26419 Barton Road

Director Bolowich stated that the applicant is working with staff and has requested a continuance to the November 2, 2011 meeting.

Motion by Uber-Zak, seconded by Nichols and carried to continue Conditional Use Permit (CUP) No. 11-84 to November 2, 2011. Palmieri absent.

PC-11-40 – GENERAL PLAN AMENDMENT (GPA) NO. 11-07, ZONE CHANGE (ZC) NO. 11-08, TENTATIVE PARCEL MAP (TPM) NO. 11-92 AND PRECISE PLAN OF DESIGN (PPD) NO. 11-09 - (PUBLIC HEARING) - A proposal to expand an existing 83-bed skilled nursing facility that would include the construction of a 46 unit (53-bed) assisted living residence with a secured memory care unit for up to 28 residents. The proposed GPA would change the existing land use designation from High Density Residential to Healthcare, and the proposed zone change would change the existing zoning from Multiple-Family (R-3) to Institutional. The Parcel Map would merge the

existing project site with the adjacent site to the west to create one parcel totaling three acres. The project site is located at 25383 Cole Street in a Multiple-Family Residence (R-3) Zone.

Director Bolowich indicated that the applicant taken the considerations and discussions from the last meeting and has come back with an adjusted design.

Planner Penaflorida presented the report, indicating that the carry over item was regarding the parking spaces adjacent to the front entrance of the facility. The applicant revised the site plan to provide 2 additional stacked parking spaces on the east side of the building. The spaces were accommodated by reducing the separation between the proposed building and existing building to the west and a reduction of the landscaping strip on the east side of the drive aisle. Parking spaces are adequate as they are not impeding on the required fire lanes; questions regarding path of travel will be addressed by the architect and applicant.

Vice Chairman Uberzak asked if the new building separation of 16' 6" met fire code regulations.

Planner Penaflorida responded that it is a building code issue, depends on the windows and construction type, but for the proposed building this was adequate.

Chairman Nichols opened the public hearing.

Carl Irwin, architect for the proposed project indicated he was available to answer any questions of the Commissioners.

Discussion ensued regarding the added parking spaces parallel to the entrance, if they were they to be handicapped spaces there appeared to be no loading/unloading zone; were they required to be handicapped; the need to have handicapped spaces as close as possible to the main entrance; the need to have the parking spaces free of the fire lanes; the possibility of moving the fire lane to the west side between the two buildings and adding parking to the front of the proposed building;

Applicant indicated that if it is at all possible, the spaces will be handicap, but that may not be possible. There is no code requiring the spaces to be handicap, but would give preference to handicapped with signage indicating limited parking; the spaces were intended to be for drop off and pick up; to make them legal handicap spaces, the issue would need to come before the Planning Commission again; the way the spaces were presently proposed they were free of the fire lanes; moving the fire lane between the buildings was considered, but not feasible because the neighboring property to the east has a one story building that is three feet off the property line and would not be considerate to that neighbor, in addition to not being feasible for the staff who have to move back and forth between buildings; parking in the front takes away from the residential feel of the building and deters from the viability of the project;

Director Bolowich indicated that this is approval in concept of the plan, as the plans go through plan check, the building official will determine whether or not the spaces need to be handicapped space by code, what loading/unloading zone would be required and whether the spaces impinge in the fire lane.

Fire Marshal Gray addressed the need for a 20 foot fire lane around the building and that moving the building to the east with the fire lane between the buildings absolutely would not work; you cannot have people crossing that driveway between the buildings if it is fire lane.

Vice Chairman Uber-Zak concurred that if the building is moved to the property line to the east, the next complaint will be from the neighbors to the east. She also indicated the parking for the existing facility is hidden from the street; that this is not an optimal lot and that the proposed parking addresses the concerns expressed by the Commissioners; that this is a very worthy project as a second phase to a well-established business.

Chairman Nichols expressed his support of the project for this community. He asked if this building design is being replicated or was it designed for this site.

The architect responded that the design of this proposed facility has been in the works for more than two years, is not a plan that has been used anywhere else and feel it is the best use of this lot. They specialize in this type of project, have been doing it for over 40 years and have facilities around the world.

Chairman Nichols expressed concern regarding the design of the building and if Mr. Irwin had a chance to look at a sketch he had proposed.

Mr. Irwin addressed his concerns with the sketch that included the parking out front that makes it a very intuitional building while they are trying to maintain a residential feel; it has a dead corner in the interior which would require an addition of about 400 sq feet to the building, it plans on a common patio with the skilled nursing which is something the assisted-living residents do not like.

Michel Augsburgberger responded to the concerns of Chairman Nichols, indicating that based on discussions at previous Planning Commission meetings they had looked at the plan and other options suggested at previous meetings; however it was discovered that operationally the proposed design was the best option.

Vice Chairman Uber-Zak pointed out that the secured memory unit was situated at the back of the building where it was most secure. She concurred as to the desire to keep the building more residential than institutional.

Chairman Nichols deferred to the expertise of the applicant regarding the orientation and layout of the buildings. The comments from the Commissioners are designed to obtain the best project possible for the City.

Chairman Nichols closed the public hearing.

Motion by Uber-Zak, seconded by Lenart to approve General Plan Amendment (GPA) No. 11-07, Zone Change (ZC) No. 11-08, Tentative Parcel Map (TPM) No. 11-92 and Precise Plan of Design (PPD) N. 11-09 with changes presented, adopt the mitigated negative declaration and including the findings and conditions contained in the staff report.

Chairman Nichols asked that if through course of building review deviations from the plan were changed, would they come back before the Planning Commission?

Director Bolowich indicated that if there were significant changes, it would be brought back to the Commission.

Chairman Nichols called for a vote on the motion and it carried; Rojas voted in opposition; Palmieri absent.

Vice Chairman Uber-Zak asked about a target opening date to which the response was April 2013.

REPORTS BY PLANNING COMMISSIONERS

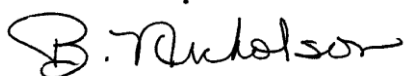
Commissioner Rojas suggested a field trip for the Commissioners, perhaps sometime in the spring, to walk the neighborhood around Barton Road and Mt. View Avenue to get a better idea of the walkability of the area and provide insight for the Commissioners.

City Attorney indicated that this was a possibility; the public could walk with if desired.

ADJOURNMENT

The meeting adjourned at 7:32 p.m.

Minutes approved at the meeting of November 2, 2011 .



Barbara Nicholson
Deputy City Clerk